

October 2023 Housing Market Report

Derby

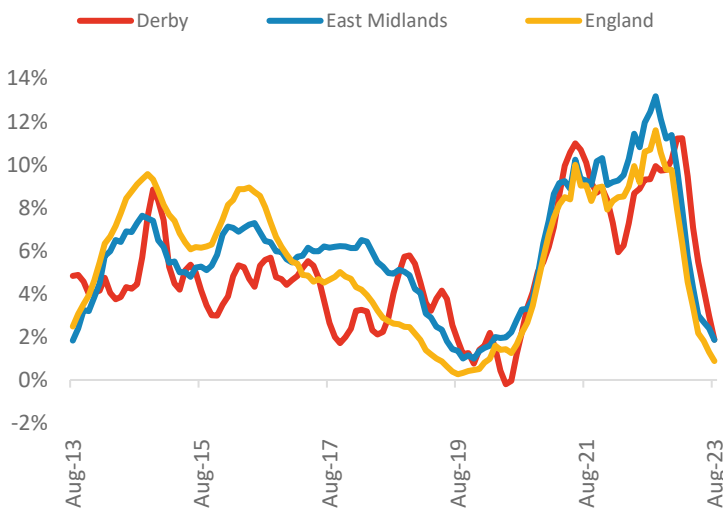


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	Current level	3 month	Annual	5 year	10 year
House prices	£202,416	-0.2%	1.9%	27.7%	56.6%
Transactions	2,659	-10.1%	-20.5%	-30.1%	-4.9%

House Prices (August 2023 data)

Annual Change in House Prices

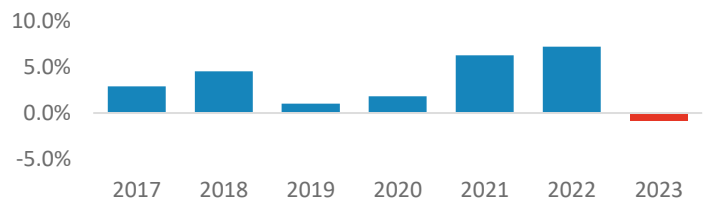


House prices in Derby grew by 1.9% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East Midlands grew by 1.9% over the same period.

Derby house prices are now 41.7% above their previous peak in 2007, compared to +57.6% for the East Midlands and +58.4% across England.

Local prices have fallen by 0.9% in 2023 so far, compared to growth of 7.3% over the same period last year.

Year-To-Date Change in House Prices, December to August

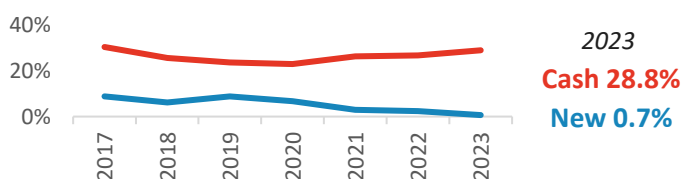


Transactions (June 2023 data)

There were 2,659 transactions in Derby during the 12 months to June 2023. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 31.8% since 2014, compared to changes of -29.6% for the East Midlands and -29.7% for England.

Cash and New Build Sales as % of Total, by Year*



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.

Annual Transactions, Indexed (2001-05 average = 100)

